

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

July 26, 2001

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **June 28, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - A-0039-01(A) - VISTA POINTE PLAZA, LIMITED LIABILITY COMPANY - Petition to Annex 0.92 acres of land of property generally located on the northeast corner of Ann Road and Rio Vista Street (APN: 125-27-802-011), Ward 6 (Mack).
- A-2. TM-0030-00(1) - CHEYENNE/BELTWAY (A COMMERCIAL SUBDIVISION) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for an Extension of Time on approved Tentative Map for two lots on 13.5 acres on the northwest corner of the intersection of Cheyenne Avenue and the proposed Western Beltway, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-3. A-0045-01(A) - GLEN HICKEY - Petition to Annex 0.5 acres of property generally located on the south side of Haley Avenue, approximately 160 feet west of Tenaya Way (APN: 125-22-203-002), Ward 6 (Mack).
- A-4. A-0047-01(A) - H-FACTOR - Petition to Annex 2.26 acres of property generally located on the east side of Durango Drive, approximately 340 feet south of Racel Street (APN: 125-09-401-003), Ward 6 (Mack).
- A-5. A-0048-01(A) - FIONA ROBERTS AND CARL PAPPALARDO - Petition to Annex 2.5 acres of property generally located at the intersection of Julian Road and Hickam Avenue (APN: 138-05-801-006), Ward 4 (Brown).

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B. PUBLIC HEARING ITEMS:

- B-1. TA-0017-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards to add development standards for the residential land use classifications permitted in the Town Center, add new residential street cross sections and modify Map 4A "Town Center Street Classifications", and allow Pubs, Bars, & Lounges (Taverns, etc.) as a Special Use Permit in the SC-TC district. Ward 6 (Mack).
- B-2. ABEYANCE - V-0033-01 - L.C. KENNEDY** - Request for a Variance TO ALLOW A 20 FOOT, SEVEN INCH REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REAR YARD SETBACK ALLOWED; AND TO ALLOW A 15 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK ALLOWED at 1341 Crystal Mountain Drive (APN: 163-03-110-003), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- B-3. ABEYANCE - V-0036-01 - BUFFALO & LAKE MEAD BOULEVARD, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 98 PARKING SPACES WHERE 142 PARKING SPACES ARE THE MINIMUM ALLOWED FOR AN EXISTING COMMERCIAL CENTER at 7411 West Lake Mead Boulevard (APN: 138-22-302-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
- B-4. ABEYANCE - RENOTIFICATION - U-0067-01 - FRANK NOYES ON BEHALF OF MARINA NIMALIE SENEVIRATNE** - Request for a Special Use Permit FOR A CHILD CARE – GROUP HOME [RESIDENTIAL CHILD CARE FACILITY TO ENROLL A MAXIMUM OF 7 – 12 CHILDREN] at 621 Overview Drive (APN: 138-32-713-014), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).
- B-5. GPA-0029-01 - PARKWAY V, LIMITED LIABILITY COMPANY, ET AL** - Request to Amend the General Plan of the City of Las Vegas to modify the text of the City of Las Vegas 2020 Master Plan and City of Las Vegas Downtown Centennial Plan to allow Non-Restricted Gaming on certain parcels as a matter of policy.

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- B-6. GPA-0020-01 - DEUTSCH FAMILY TRUST ON BEHALF OF SANFORD DEUTSCH ENTERPRISES - Request to Amend a portion of the Southwest Sector Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) on 2.5 acres on the northeast corner of the intersection of Buffalo Drive and Buckskin Avenue (APN: 138-10-301-010), Ward 4 (Brown).
- B-7. GPA-0021-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request to Amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: ML (Medium Low Density Residential) and FROM: R (Rural Density Residential) TO: L (Low Density Residential) on approximately 120 acres south of Iron Mountain Road and west of Decatur Boulevard (APN: 125-12-603-001, 125-12-501-001, and 125-12-101-006), Ward 6 (Mack).
- B-8. Z-0016-98(7) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan Development Standards TO AMEND THE MAXIMUM ALLOWABLE DENSITIES IN PLAN AREAS 12, 14, 18, 19, 20, AND TO AMEND PLAN AREA 21 TO ALLOW A HIGH SCHOOL north of Whispering Sands Drive and east of Jones Boulevard (APN: 125-12-501-001, 125-12-502-001, 125-12-603-001, 125-12-202-002, 125-12-301-001, and 125-12-101-006), Ward 6 (Mack).
- B-9. GPA-0022-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION - Request to Amend a portion of the Southeast Sector Plan FROM: LI/R (Light Industry/Research) TO: ML (Medium Low Density Residential) on 34.45 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), Ward 5 (Weekly).
- B-10. Z-0049-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION - Request for a Rezoning FROM: C-PB (Planned Business Park) TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 34.45 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 5 (Weekly).

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- B-11. **V-0054-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION** - Request for a Variance TO ALLOW 3.49 ACRES OF OPEN SPACE WHERE 4.67 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre], Ward 5 (Weekly).
- B-12. **Z-0049-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDINGS CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 283-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 34.45 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre], Ward 5 (Weekly).
- B-13. **GPA-0023-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF THE CLARK COUNTY SCHOOL DISTRICT** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: S (School) on 37.6 acres on the southwest corner of the intersection of the Iron Mountain Road and the Decatur Boulevard alignments (APN: 125-12-502-001 and a portion of 125-12-501-001), Ward 6 (Mack).
- B-14. **Z-0052-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF THE CLARK COUNTY SCHOOL DISTRICT** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) TO: C-V (Civic) on 37.6 acres on the southwest corner of the intersection of Iron Mountain Road and the Decatur Boulevard alignments (APN: 125-12-502-001 and a portion of 125-12-501-001), PROPOSED USE: SCHOOL, Ward 6 (Mack).
- B-15. **Z-0052-01(1) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF THE CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review and **Reduction of the Perimeter Landscaping Requirements** FOR A PROPOSED 358,490 SQUARE FOOT HIGH SCHOOL on 37.6 acres on the southwest corner of the intersection of Iron Mountain Road and the Decatur Boulevard alignments (APN: 125-12-502-001 and a portion of 125-12-501-001), R-E (Residence Estates) Zone Under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) [PROPOSED: C-V (Civic)], Ward 6 (Mack).

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- B-16. GPA-0025-01 - CITY OF LAS VEGAS - Request to Amend the City of Las Vegas General Plan to allow parks within the PF (Public Facilities) land use category, all Wards.
- B-17. Z-0054-01 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation], U (Undeveloped) under Resolution of Intent to C-V (Civic), and U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard, (APN: 125-21-501-002, 125-21-601-002, 125-21-701-005) PROPOSED USE: PARK, Ward 6 (Mack).
- B-18. Z-0054-01(1) - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PARK, LIBRARY, LEISURE SERVICES CENTER AND NEIGHBORHOOD PARK on 97.5 acres on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard, (APN: 125-21-501-002, 125-21-601-002 and 125-21-701-005), Ward 6 (Mack).
- B-19. GPA-0026-01 - CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF THE CITY OF LAS VEGAS - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: PF (Public Facilities) on approximately 8.0 acres on the northeast corner of the intersection of Alexander Road and Thom Boulevard (APN: 138-01-804-001 and 138-01-804-002), Ward 6 (Mack).
- B-20. Z-0055-01 - CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF THE CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 8.0 acres on the northeast corner of the intersection of Alexander Road and Thom Boulevard (APN: 138-01-804-001 and 138-01-804-002), PROPOSED USE: PUBLIC PARK, Ward 6 (Mack).
- B-21. GPA-0027-01 - ARC INVESTMENTS, INC. - Request to Amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).

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- B-22. Z-0046-01 - ARC INVESTMENTS, INC. - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).
- B-23. Z-0045-01 - WILLIAM HODSHON - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) at 500 South Seventh Street (APN: 139-34-710-027), PROPOSED USE: OFFICE, Ward 3 (Reese).
- B-24. Z-0047-01 - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-25. Z-0047-01(1) - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
- B-26. Z-0048-01 - MARK AND ZOYA KHALILI, ET AL ON BEHALF OF S.B.A. DEVELOPMENT, INC. - Request for a Rezoning FROM: U (Undeveloped) [ML-TC (Medium Low – Town Center) and L (Low Density Residential) General Plan Designation] TO: TC (Town Center) on approximately 15 acres on the northeast corner of the intersection of Fort Apache Road and Deer Springs Way (APN: 125-20-201-001, 009 and 010), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-27. Z-0050-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 4 (Brown).

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- B-28.** **V-0055-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.**
- Request for a Variance TO ALLOW 0.88 ACRES OF OPEN SPACE WHERE 1.78 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre], Ward 4 (Brown).
- B-29.** **Z-0050-01(1) - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.**
- Request for a Site Development Plan Review FOR A PROPOSED 105-LOT SINGLE-FAMILY SUBDIVISION on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre], Ward 4 (Brown).
- B-30.** **Z-0056-01 - GARY A. BOBBS** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 5.59 acres on the north side of Alexander Road, approximately 330 feet east of the Cliff Shadows Parkway alignment (APN: 137-01-401-010), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 4 (Brown).
- B-31.** **Z-0056-01(1) - GARY A. BOBBS** - Request for a Site Development Plan Review FOR A PROPOSED 98-UNIT APARTMENT DEVELOPMENT on approximately 5.59 acres on the north side of Alexander Road, approximately 330 feet east of the Cliff Shadows Parkway alignment (APN: 137-01-401-010), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
- B-32.** **V-0046-01 - ROESENER AND WEGNER-ROESENGER TRUST** - Request for a Variance TO ALLOW A PROPOSED 44 FOOT 3 INCH TALL RESIDENTIAL STRUCTURE WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED at 9811 Orient Express Court (APN: 138-31-314-008), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 2 (L.B. McDonald).

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- B-33. V-0047-01 - TROPHY-DESERT, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW AN EXISTING TENNIS COURT TO HAVE A ZERO FOOT SETBACK FROM THE SIDE AND REAR PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM SETBACK ALLOWED at 2290 Villefort Court (APN: 163-03-416-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 1 (M. McDonald).
- B-34. V-0050-01 - MANUEL AND APRIL GIL - Request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE ZERO FEET FROM THE SIDE PROPERTY LINE WHERE THREE FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 7751 Via Olivero Avenue (APN: 163-03-402-010), R-D (Single Family Residential-Restricted) Zone, Ward 1 (M. McDonald).
- B-35. V-0051-01 - OVSEP AND VARDAN PILAFDZHYAN - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED at 1410 South Commerce Street (APN: 162-04-607-015), M (Industrial) Zone, Ward 3 (Reese).
- B-36. SD-0044-01 - OVSEP AND VARDAN PILAFDZHYAN - Request for a Site Development Plan Review and for a **Waiver of the Required Downtown Centennial Plan Landscape and Streetscape Requirements** FOR A PROPOSED 3,080 SQUARE FOOT ADDITION TO AN EXISTING **1,440 AUTO BODY REPAIR SHOP** on 0.23 acres at 1410 South Commerce Street (APN: 162-04-607-015), M (Industrial) Zone, Ward 3 (Reese).
- B-37. V-0053-01 - WPI-OWENS, LIMITED LIABILITY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS - Request for a Variance to ALLOW A 20 FOOT REAR AND SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES A MINIMUM REAR AND SIDE YARD SETBACK OF 66 FEET on the southwest corner of the intersection of Pecos Road and Owens Avenue (APN: 139-25-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-38. Z-0007-61(2) - WPI-OWENS, LIMITED LIABILITY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS - Request for a Site Development Plan Review FOR A PROPOSED 19,326 square foot commercial retail center on the southwest corner of the intersection of Pecos Road and Owens Avenue (APN: 139-25-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-39. U-0148-89(3) - HOOPER INDUSTRIES, LIMITED ON BEHALF OF ELLER OUTDOOR ADVERTISING - Required One Year Review on an approved Special Use Permit which allowed a

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14 foot by 48 foot off-premise advertising (billboard) sign at 1712 West Charleston Boulevard (APN: 139-33-406-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

- B-40.** **U-0100-01 - REBECCA WHITLOCK ON BEHALF OF CHRISTINE ESSEX** - Request for a Special Use Permit FOR A PROPOSED HYPNOTHERAPY BUSINESS at 600 South Jones Boulevard (APN: 138-36-316-001), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).
- B-41.** **U-0101-01 - CHURCH EPISCOPAL CHRIST AND CHURCH EPISCOPAL DIOCESE NEVADA ON BEHALF OF VERIZON WIRELESS** - Request Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 2100 South Maryland Parkway (APN: 162-03-801-007 and 008), C-V (Civic) and C-1 (Limited Commercial) Zones, Ward 3 (Reese).
- B-42.** **U-0103-01 - JOSEPH ROBERTS REVOCABLE FAMILY TRUST, ET AL ON BEHALF OF SUN NAM YI** - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET at 640 North Eastern Avenue (APN: 139-25-407-002), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-43.** **U-0104-01 - CRAIG MARKETPLACE** - Request for a Special Use Permit FOR A PROPOSED 3,729 SQUARE FOOT MINOR AUTOMOTIVE REPAIR FACILITY on the southeast corner of the intersection of Craig Road and Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-44.** **Z-0057-98(2) - NINE PARKED PLACE, LIMITED LIABILITY COMPANY AND LOGAN REALTY OF NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF LOGAN REALTY OF NEVADA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 43,700 SQUARE FOOT AUTOMOBILE DEALERSHIP on approximately 8.84 acres on the north side of Sahara Avenue, approximately 650 feet west of Rainbow Boulevard (APN: 163-03-806-003 and 004), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).
- B-45.** **Z-0017-90(35) - PECCOLE NEVADA CORPORATION, ET AL** - Request for a Review of Condition #2 on an approved Site Development Plan Review [Z-0017-90(20)] TO ALLOW A 15 FOOT FRONT YARD SETBACK WHERE A 20 FOOT FRONT YARD SETBACK WAS ORIGINALLY

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APPROVED, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), (APN: 138-31-215-001 through 014 and 138-31-612-001 through 027), Ward 2 (L. B. McDonald).

- B-46.** **MSH-0002-01 - CITY OF LAS VEGAS** - Request to Amend the Master Plan of Streets and Highways to indicate that Peak Drive is an 80-foot secondary roadway between Tenaya Way and Buffalo Drive, Ward 4 (Brown).
- B-47.** **VAC-0018-01 - CITY OF LAS VEGAS** - Petition to vacate public Rights-of-Way generally located between Moccasin Road and Log Cabin Way, west of Durango Drive, Ward 6 (Mack).
- B-48.** **VAC-0019-01 - WEINGARTEN NOSTAT, INC.** - Petition to vacate a public drainage easement, generally located south of Charleston Boulevard, west of Arville Street, Ward 1 (McDonald).
- B-49.** **VAC-0020-01 - WEINGARTEN NOSTAT, INC.** - Petition to vacate a public ingress/egress easement generally located on the south side of Charleston Boulevard, approximately 400 feet west of Arville Street, Ward 1 (McDonald).
- C.** **NON-PUBLIC HEARING ITEMS:**
- C-1.** **Z-0068-85(56) - CITY OF LAS VEGAS ON BEHALF OF HY-RAY DEVELOPMENT LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 55,483 SQUARE FOOT MEDICAL OFFICE COMPLEX on 6.2 acres approximately 400 feet southeast of the intersection of Tenaya Way and Box Canyon Drive, (APN: 138-15-810-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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- C-2. **Z-0102-96(5) - CUMORAH CREDIT UNION ON BEHALF OF HADFIELD DEVELOPMENT INC.** - Request for a Site Development Plan Review and a Reduction of the Perimeter and Parking Lot Landscaping Requirements FOR A PROPOSED 6,277 SQUARE FOOT OFFICE BUILDING ON 0.58 acres at 7660 West Sahara Avenue (APN: 163-03-415-007), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).
- C-3. **Z-0071-99(5) - REBEL OIL COMPANY, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 3,758 square foot convenience store on 1.2 acres on the southeast corner of the intersection of Craig Road and Tenaya Way (APN: 138-03-701-019), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- C-4. **SD-0042-01 - EBENEZER CHURCH OF GOD IN CHRIST** - Request for a Site Development Plan Review and Reduction of Required Perimeter Landscaping Requirements FOR A PROPOSED OFF-SITE PARKING LOT (17 PARKING SPACES) on 0.2 acres on the southeast corner of the intersection of Concord Street and Bartlett Avenue (APN: 139-21-510-244), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
- C-5. **SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS** - Request for a Site Development Plan Review and a Reduction in the Required Perimeter Landscaping Requirements FOR A PROPOSED 22,500 SQUARE FOOT AUTO STORAGE BUILDING on 3.31 acres at 1608 East Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).
- C-6. **SD-0046-01 - SEVEN TWENTY LAND & BUILDING CORPORATION** - Request for a Site Development Plan Review and for a Reduction of the Perimeter and Parking Lot Landscaping Requirements FOR A PROPOSED PARKING LOT at 3000 South Valley View Boulevard (APN: 162-08-301-001), M (Industrial) Zone, Ward 1 (M. McDonald).

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D. DIRECTOR'S BUSINESS ITEMS:

- D-1. ABEYANCE - TA-0015-01 - CITY OF LAS VEGAS - Discussion and possible Action to Amend Title 19A.04.010 Land Use Tables to expand the types of animals allowed by the Small Livestock Farming (Cows/Horses) permitted use category, to amend 19A.04.050 Special Uses to establish the criteria that must be met for the Special Use Permit, and to Amend Title 19A.20.020 Words and Terms Defined to expand the definition for Small Livestock Farming (Cows/Horses).
- D-2. TA-0018-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.04 Table 2 Land Use Table to add Hypnotherapy/Hypnotherapist as a permitted use in all office, commercial, and industrial zoning districts and to amend Title 19A.20.020 Definitions to add a definition for Hypnotherapy/hypnotherapist.
- D-3. TA-0019-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.16.030(A)(2) Allowable Expansion to allow in certain circumstances a use considered to be non-conforming by virtue of a separation requirement to be expanded and/or re-built in a re-development circumstance.
- D-4. TA-0020-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.18.070(J)(2) to clarify which applications are final action by the Planning Commission and City Council.
- D-5. TA-0021-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend 19A.18.040, Title 19A.18.060, Title 19A.18.070, and Title 19A.18.080 to Amend the required notification areas for Zone Changes, Special Use Permits, and Variances and to allow a 10 percent deviation from certain development standards administratively.

E. CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.